

## Justification for Proposal and Preliminary Environmental Description Form

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

### GENERAL INFORMATION

1. **NAME OF PROPOSAL:** Amendment to Sphere of Influence, City of Victorville
2. **NAME OF APPLICANT:** City of Victorville  
**MAILING ADDRESS:** P. O. Box 5001 Victorville California 92393-5001  
**PHONE:** (\_760\_) 955-5036  
**FAX:** (\_760\_) 269-0010  
**E-MAIL ADDRESS:** drobertson@ci.victorville.ca.us
3. **GENERAL LOCATION OF PROPOSAL:** North of the City of Victorville and current Victorville Sphere of Influence to the Helendale School District Boundary and Barstow Sphere of Influence, westerly to Topaz, and easterly to Interstate 15 .
4. **Does the application possess 100% written consent of each landowner in the subject territory?** YES \_\_\_ NO X If YES, provide written authorization for change.
5. **Indicate the reasons that the proposed action has been requested:** As part of the Five Year Sphere of Influence update in conjunction with the Municipal Service review, Victorville identified this as a logical expansion area for the City. There has been recent developer interest in the existing Victorville sphere of influence North of the City, including areas currently outside the existing sphere of influence. As this area develops, Victorville is best situated to serve future population and economic growth.
6. **Would the proposal create a totally or substantially surrounded island of unincorporated territory?** YES \_\_\_ NO X. If YES, please provide a written justification for the proposed boundary configuration.

**LAND USE AND DEVELOPMENT POTENTIAL**

1. **Total land area (defined in acres):** approximately 37,139 acres
2. **Current dwelling units in area:** approximately 200
3. **Approximate current population in area:** approximately 774
4. **Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):**

N/A

**San Bernardino County General Plan designation(s) and uses permitted by this designation(s):**

N/A

5. **Describe any special land use concerns expressed in the above plans:**

None

6. **Indicate the existing land uses:**

Vacant land, agriculture, single family residential, multi-family residential, restaurant/bar, liquor store, cement manufacture, landfill

**What is the proposed land use?**

Agriculture, single family residential, multi-family residential, commercial, office professional, industrial

7. **For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:**

a. Has pre-zoning been completed? YES \_\_\_ NO \_\_\_ N/A X

b. If the response to "a" is NO, is the area in the process of pre-zoning? YES \_\_\_ NO \_\_\_

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

8. **On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:**

☐ Agricultural Land Uses

☐ Agricultural Preserve Designation

☐ Williamson Act Contract

☐ Area where Special Permits are Required

☐ Any other unusual features of the area or permits required:

9. **If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate)**

and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

N/A

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES \_\_\_\_ NO X If YES, please explain.

### ENVIRONMENTAL INFORMATION

1. **Provide general description of topography.** Varies widely from flat/rolling desert, to steep bluffs bordering Mojave River to gently sloping terrain leading up to Quartzsite Mountain (Elev 4,532) and several smaller mountains.
2. **Describe any existing improvements on the site as % of total area.**  
Residential 9 %      Agricultural 4 %  
Commercial 2 %      Vacant 80 %  
Industrial 5 %      Other \_\_\_\_\_ %
3. **Describe the surrounding land uses:**  
**NORTH**    Mostly vacant; community of Helendale/Silver Lakes further north  
**EAST**     Existing sphere of influence; Town of Apple Valley (SOI) mostly vacant land  
**SOUTH**    Existing Victorville sphere and incorporated territory  
**WEST**     Mostly vacant unincorporated territory
4. **Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).**  
  
N/A – Sphere of influence only
5. **Will service extensions accomplished by this proposal induce growth on this site?**  
YES \_\_\_\_ NO X Adjacent sites? YES \_\_\_\_ NO X Unincorporated \_\_\_\_ Incorporated \_\_\_\_  
  
N/A
6. **Is this project a part of a larger project or series of projects? YES \_\_\_\_ NO X If YES, please explain.**  
  
It is not known when any annexations will take place at this time.

## NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Doug Robertson TELEPHONE NO. (760) 955-5036

ADDRESS:

P.O. Box 5001 Victorville, California 92393-5001

NAME Bill Webb TELEPHONE NO. (760) 955-5135

ADDRESS:

P.O. Box 5001 Victorville, California 92393-5001

NAME Chris Borchert TELEPHONE NO. (760) 955-5135

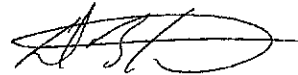
ADDRESS:

P.O. Box 5001 Victorville, California 92393-5001

## CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 12/21/06



SIGNATURE OF APPLICANT

Douglas B. Robertson

PRINTED NAME OF APPLICANT

Deputy City Manager  
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☐ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☒ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☐ ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION  
175 WEST FIFTH STREET, SECOND FLOOR  
SAN BERNARDINO, CA 92415-0490  
PHONE: (909) 387-5866 • FAX: (909) 387-5871  
E-mail address: lafco@lafco.co.san-bernardino.ca.us

## SUPPLEMENT SPHERE OF INFLUENCE CHANGE

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific sphere of influence change proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information that you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please provide an identification of the agencies involved in the proposed sphere of influence change:

SPHERE EXPANSION	SPHERE REDUCTION
County of San Bernardino Land Use	
City of Victorville	

2. Provide a narrative description of the following factors of consideration as outlined in Government Code Section 56425. (If additional room for response is necessary, please attach additional sheets to this form.)

The present and planned land uses in the area, including agricultural and open-space lands.

*The dominant land use currently is vacant land over a majority of the proposal. The community of Oro Grande has present land uses which include agricultural, mining, cement manufacturing, restaurant/bar and a liquor store. In addition, a mobile home park, single and multi-family housing and the Oro Grande Elementary School exist in the area. Planned land uses include open space, residential, commercial and industrial.*

The present and probable need for public facilities and services in the area.

*The present need is minimal at this time for most of the area due to it being undeveloped or single family homes on large lots. In addition, the commercial and industrial uses have functioned for a long time. The probable need will not immediately change due to it being within the City of Victorville sphere. There has been developer interest, however no specific plans have been submitted.*

The present capacity of public facilities and adequacy of public services that the agency to be expanded provides or is authorized to provide.

*The City of Victorville provides a wide range of public services which include animal control and licensing, business licensing, building permits, fire, police, sanitation, full*

*service public works and utilities. City facilities include City Hall, public works yards, libraries, parks and joint authority of the Southern California Logistics Airport. The City of Victorville is well positioned to handle all additional future needs in the area.*

The existence of any social or economic communities of interest in the area.

*Oro Grande is the only community in the area of economic or social interest. Economically, the Riverside Cement Company still operates and provides jobs, however, the social aspect is not as strong as many employees are no longer residents of Oro Grande. The community of Helendale/Silver Lakes is located approximately a half-mile to the north of the proposed boundary.*

3. If the proposal includes a city sphere of influence change, provide a written statement of whether or not agreement on the sphere change between the city and county was achieved. In addition, provide a written statement of the elements of agreement (such as, development standards, boundaries, zoning agreements, etc.) (See Government Code Section 56425)

*On September 18, 2006, City Manager, Jon Roberts and Deputy City Manager, Doug Robertson met with Norm Kanold and Wayne Thies of the County Administrator's Office. At the meeting the boundary of the proposed sphere of influence expansion was discussed along with proposed land use zoning designations. The City of Victorville agreed to provide a proposed zoning map for County staff to review and consult upon receiving requests for development activities in the sphere of influence. Staff agreed to use current methods of notification of proposed development within the sphere of influence, providing an opportunity for review and comment. While no formal agreement was drawn up, all parties agreed to continue the existing good relationship with respect to the land use and development within the City's sphere of influence.*

4. For any sphere of influence update, either initiated by an agency or individual or mandated by Government Code Section 56430, the following service review information is required to be addressed in a narrative discussion, and attached to this supplemental form:

- a. Infrastructure needs or deficiencies within the area

*Most of the land in the SOI expansion area is open space. Current needs are limited to the Oro Grande area which receives water, sewer, park and street lighting through CSA 42. Other services are provided directly by the County of San Bernardino. Future needs will be extensive as the area develops and requires municipal services.*

- b. Growth and population projections for the area

*At buildout, Victorville estimates approximately 54,500 housing units with a population of 153,407. Additionally, approximately 100,787 employees are projected to work in the area.*

- c. Financing constraints and opportunities by entity affected

*Existing county administrative policy guarantees a minimum property tax transfer of 7% for future annexations. Additionally, Victorville has development impact fees in place to fund future development as well as a strong sales tax base which commercial areas in the SOI expansion area would supplement.*

d. Cost avoidance opportunities

*As Victorville annexes land within the SOI, the City will take over the provision of municipal services, preventing duplication of services and minimizing unnecessary costs. The City currently participates in joint ventures to achieve cost avoidance in the areas of emergency dispatch, mutual aid, wastewater treatment and disposal, public transit, and solid waste disposal. Additionally, the City jointly operates park facilities in conjunction with school sites.*

e. Opportunities for rate restructuring

*Rate restructuring would not occur with an amendment to the sphere of influence, however, as land was annexed, those opportunities would be appropriately determined.*

f. Opportunities for shared facilities

*The City shares facilities with other state, county, and federal representatives, as well as with local school districts. Upon annexation, any future facilities in the proposed sphere expansion area could utilize similar shared resources.*

g. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers

*None apparent with sphere expansion, however, as areas are annexed, existing service providers, such as CSA 42, would be reorganized as necessary.*

h. Evaluation of management efficiencies

*None present upon amendment of sphere of influence. As municipalization of the area occurs, opportunities for management efficiencies will be present and best served by a single multi-purpose agency, the City of Victorville.*

i. Local accountability and governance

*This area is currently governed by the County of San Bernardino which also governs other unincorporated areas throughout the county. Upon annexation, the City will provide local accountability and governance.*

The narrative description shall be signed and certified by an official of the agency(s) involved with the sphere of influence review as to the accuracy of the information provided.

(Please note that the State of California Office of Planning and Research is required to prepare guidelines for these "service reviews" by July 1, 2001.)

**CERTIFICATION**

I hereby certify that the statements furnished above present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 12/21/00

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT